

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

**September 12, 2012**

**Members present:** Town Planner Gino Carlucci, Eric Johnson, Robin Perera, Charles Yon, and Chairman John Higley

**Absent Members:** John Stevens and Associate Grace Shepard

John Higley called the meeting to order at 7:09 p.m. in Sherborn Town Hall, Room 204A.

**Others Present:** Peter Liffiton of 19 Dopping Brook Road, Shawn Cryan of Broadway Street in Newton, MA, and Robert and Elizabeth Johnson of 272 Western Avenue

**PUBLIC HEARING FOR REDUCED FRONTAGE SPECIAL PERMIT** (*Reference Document #1, Document #2, and Document #3*)

Chairman John Higley called the public hearing to order at 7:10 p.m. The notice appeared in the Dover Sherborn Press on August 23rd and 30th.

Peter Liffiton, representing 247 Washington Street, presented a request to divide the property into two conforming lots, thereby reducing the frontage. The lot is part of an estate sale and consists of a single family dwelling on approximately 35 acres of land, most of which is in Sherborn, but is partially in Holliston. Mr. Liffiton reported that the Conservation Commission has granted its approval, septic testing was completed and passed, and the sight line was cleared. The lot is currently designated 61A, so the town will receive a tax benefit if the lot is divided. A buyer is interested in purchasing the portion of the lot containing the dwelling and would like to close on October 12th.

There were no abutter or citizen comments.

Eric Johnson pointed out that the Planning Board needs to consider additional requirements under Section 4.4.7.

Gino Carlucci will draft a written decision. At that time, the Planning Board will review the decision and vote. The sense of the meeting was that it will be approved.

## **TOWN CENTER REPORT**

Eric Johnson and John Higley are working on writing recommendations. Robin Perera is researching other public pathways to add to a draft outline for the Board's recommendations.

John Higley will make disk copies of the recommendations for the Planning Board members. Hyperlinks will be added for reference material.

## **OTHER BUSINESS**

Gino Carlucci provided an update on the Green Communities grant. The Regional Coordinator for the Department of Energy requested a meeting, scheduled for 10/19, to discuss Sherborn's experience with the grant process.

The Energy Committee is meeting on 9/17 to advance the ESCO contract.

Gino Carlucci provided an update on solar opportunities. The RFQ has been submitted to DOER for review and is expected to go out next week. An Evaluation Committee is being formed, which may include Mr. Carlucci.

There are no updates on the Smart Sewer project. Gino Carlucci will follow-up.

A representative from Sherborn Meadows plans to meet with ZBA to move forward with the first phase of roadway construction.

Mr. Carlucci met with an architect who is investigating development opportunities in Sherborn.

The Western Avenue Association and the Traffic Safety Committee are meeting on 9/19. John Higley and other Planning Board members may attend.

Gino Carlucci will be away next week.

## **MINUTES**

Charles Yon moved to approve the August 22<sup>nd</sup> minutes as amended. Robin Perera seconded the motion and it passed 4-0.

John Higley moved to approve the September 5<sup>th</sup> minutes as amended. Charles Yon seconded the motion and it passed 4-0.

There will be a special meeting on September 19<sup>th</sup> at 6:30 p.m. to review and vote on the written decision for the 247 Washington Street special permit.

The next regularly scheduled meeting of the Planning Board will be October 10, 2012.

The meeting adjourned at 8:44 p.m.

Respectfully Submitted,



Jessica Pettit

Clerk

**DOCUMENTS REFERENCED DURING THE MEETING**

1. Assessor's Map #3, Parcel 88
2. Septic system documentation
3. Bylaws – Section 4.4.7